

Kakaako Connection

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GROUNDBREAKING COMMEMORATES KAMAKEE STREET IMPROVEMENTS AND EXTENSION PROJECT



Breaking ground (from left to right): Michael Matsumoto, President of SSFM Engineers, Inc.; HCDA Vice Chair Lori Ann Lum; Governor Ben Cayetano; HCDA Executive Director Jan Yokota; Kendall Hee, President of Engineers Surveyors Hawaii, Inc.; and Alvin Kobayashi, President of Oahu Construction Co. Ltd.

Governor Ben Cayetano and other State officials participated in a groundbreaking ceremony for the Kamakee Street Improvements and Extension on October 28, 1998. This major \$13.2 million public works project, also known as Improvement District 7 (ID-7), will involve the installation of the last major section of the drainage system and completion of infrastructure improvements in one-third of the Mauka portion of Kakaako.

The ID-7 Project will involve the rebuilding and expansion of deteriorating sewerage, drainage and water systems and the construction of roadway improvements on a portion of Kamakee Street, from Queen Street to Kewalo Basin. It will realign Kamakee Street (between Auahi Street and Ala Moana Boulevard) and create a four-way signalized intersection at Ala Moana Park Road. The Kamakee Street improvements and realignment will greatly improve traffic circulation through the Kakaako District and create a new, direct link between Kakaako and the Ala Moana Beach Park. The first phase of construction is expected to start in February 1999. It will involve work on a portion of Kamakee Street, from Queen Street to Ala Moana Boulevard. The contractor for the project is Oahu Construction Co., Ltd. The entire project is expected to take 24 months to complete.

Speaking at the groundbreaking ceremony, Governor Cayetano said, "The Kamakee Street Improvements Project is just one of the many steps that we need to take to make Kakaako a great place not only to do business, but where our families can enjoy themselves. We see Kakaako as being a part of a golden mile of shopping for local people and visitors. What we hope to do is to create a critical mass of retail and entertainment facilities here that will be good for our residents and visitors.

"On a longer range, we see a world-class aquarium in Kakaako and we are looking at the feasibility of developing a high tech park in the Kakaako area. This park has the potential of being the anchor for high tech development in the State, and we will be offering favorable leasing and tax incentives to new tenants so that they will locate there. This is something that we can do because we already have had five high tech, good-sized companies come to Hawaii."

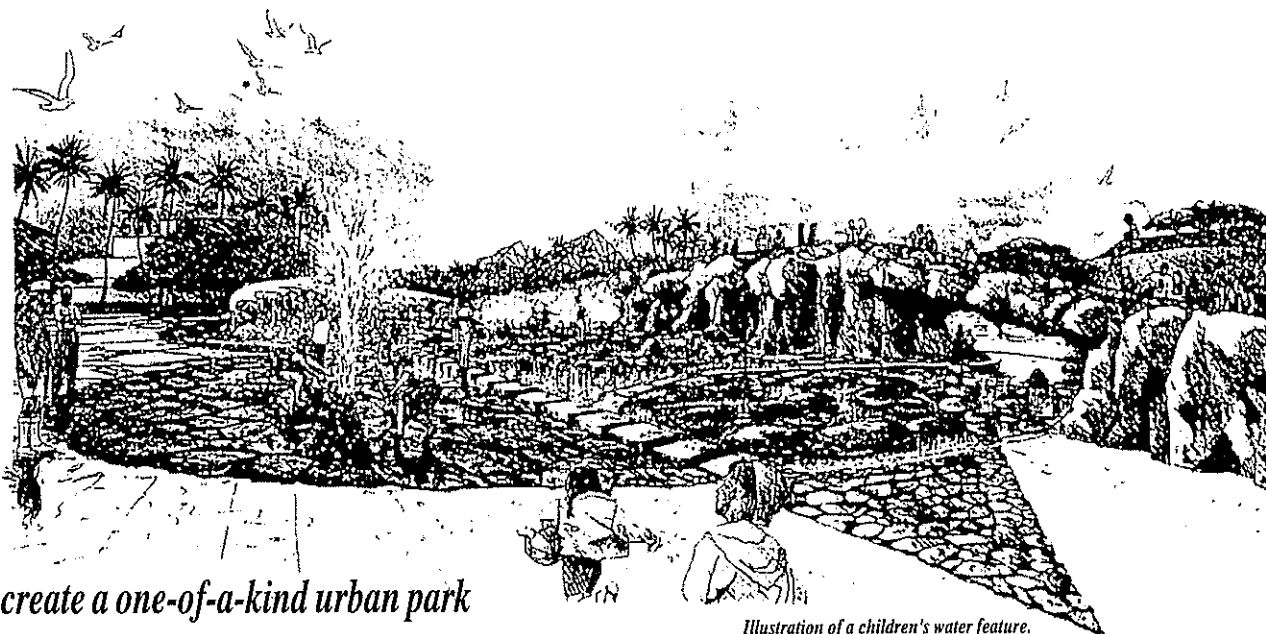
Governor Cayetano added, "I know the people of Kakaako and the businesses here will benefit once the Kamakee Street Improvements Project is completed. We're very excited about the future of Kakaako because it is going to be a great and bright one."

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AUTHORITY CONSIDERING POSSIBLE ENHANCEMENTS TO KAKAAKO WATERFRONT PARK



...the goal is to create a one-of-a-kind urban park with new cultural attractions and a broad range of amenities...

Illustration of a children's water feature.

Imagine children enjoying an interactive water feature at the Kakaako Waterfront Park. Or picture yourself coming to the Park to appreciate works of art, to visit a new Hawaiian music museum or to recreate in a new swimming cove. These are a few of numerous proposed ideas to improve the Kakaako Waterfront Park that the Hawaii Community Development Authority (HCDA) is currently considering as it works to prepare a new master plan for the Park. The Authority's aim is to create a one-of-a-kind urban park that will become a special attraction and resource for the residents of Hawaii. The Kakaako Waterfront Park today generally supports passive recreation, with its picnic areas and promenade along the waterfront. By planning for future improvements to the park, the State has an exceptional opportunity to revitalize the waterfront area, establish a unique gathering place, and complement future commercial development on adjacent State-owned lands. This could be accomplished by accommodating new cultural attractions and a broad range of amenities.

The HCDA recently conducted a limited design competition for the Park to generate a broad range of new amenities and an integrated overall plan. HCDA advertised for qualifications of park designers (including landscape architects and architects), who submitted examples of their work, including design of important public spaces. Three firms were then selected to prepare a master plan concepts for the park. The three

firms selected represent a broad range of experience and approaches to the project. Each team submitted design concepts that were unveiled to the public and the HCDA Board in early December 1998. Other park ideas proposed by the firms included: a carousel; art museum; picnic and community gathering areas; an inlet water feature for swimming; a Hawaiian cultural center; a lighthouse with a bar or restaurant; a boardwalk; a wind monument; 150-foot-long picnic tables for cultural events; and a cone-shaped navigational overlook. The HCDA will make recommendations for a final plan in the coming months. As part of the review process, an advisory committee was established to offer comments to the Authority on the master plan designs. Following are highlights of the conceptual master plan proposals submitted by each of the three firms.

A PEOPLE-ORIENTED GATHERING PLACE

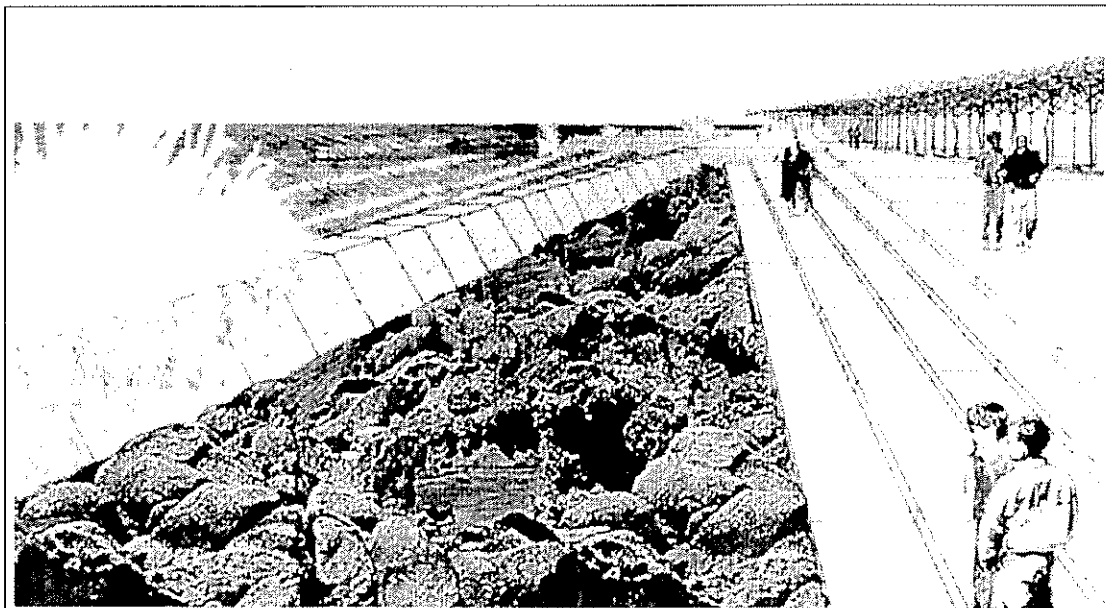
The design team of Belt Collins Hawaii, with Kauahikaua & Chun Architects, recommends 12 improvements to ensure that the Kakaako Waterfront Park contributes to the goal of establishing a people-oriented gathering place in Kakaako and plays an important part in the revitalization of Honolulu's urban coastline. One recommendation is the creation of two large plateaus by filling between the four existing hills in the Kakaako Waterfront Park. Crescent-shaped groves of trees on the top of these plateaus and terraces on the lower parts of the hills would create areas for picnics and lounging. Another recommendation is the develop-

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KAKAAKO WATERFRONT PARK ENHANCEMENTS

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*Perspective of
a tidal pool.*



ment of an interactive water feature for children's play in the area Makai of the existing Kakaako Waterfront Park parking lot. With this feature, a stylized vision of the ocean could be recreated with tide pools, blowholes, coral reefs, whirlpools and large waves. Other recommendations of the Belt Collins team include: an ocean inlet for salt-water diving and swimming; the use of grassed terraces to create an informal oceanfront amphitheater; the creation of a Hawaiian cultural center (including a Hawaiian music museum, food, entertainment and reconstruction of Honolulu's historic lighthouse) focused on early 20th century Kakaako; and the extension of the waterfront promenade to Ahui Street and Kewalo Basin.

HAWAII'S PEOPLE AND THE OCEAN

The design team of Wallace, Roberts & Todd chose the Hawaiian fishing net as the unifying theme for Kakaako Makai and the Kakaako Waterfront Park. Under this vision, the net stretches over the site, "catching" along its strands the District's major landforms, buildings, streets and paths, and the "knots" represent the potential gathering areas. The team stresses water as a central and dominant element to guide visitors from Ala Moana Boulevard to the oceanfront. Under this plan, the major cultural facilities are organized along the Park's major water feature, centered around the

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SIX DEVELOPERS SELECTED TO SUBMIT DEVELOPMENT PROPOSALS FOR KAKAAKO MAKAI LANDS

The Hawaii Community Development Authority (HCDA) has selected six developers to submit their concepts for developing up to 18 acres of prime waterfront property located in Kakaako's Makai Area. In the coming months, the HCDA will issue a formal request for proposals and the developers will have a two-month period to submit their proposals. The six potential developers are: Coastal Rim Properties/Glacier Sports Centers/Spectrum Group; Imperial Associates/Seaborn Projects, Inc./Zelman Retail Partners, Inc.; Kewalo Project Development, Ltd.; Ohana Foundation/ACDGLLC; Ratkovich & Kagawa, Inc.; and Victoria Ward, Limited.

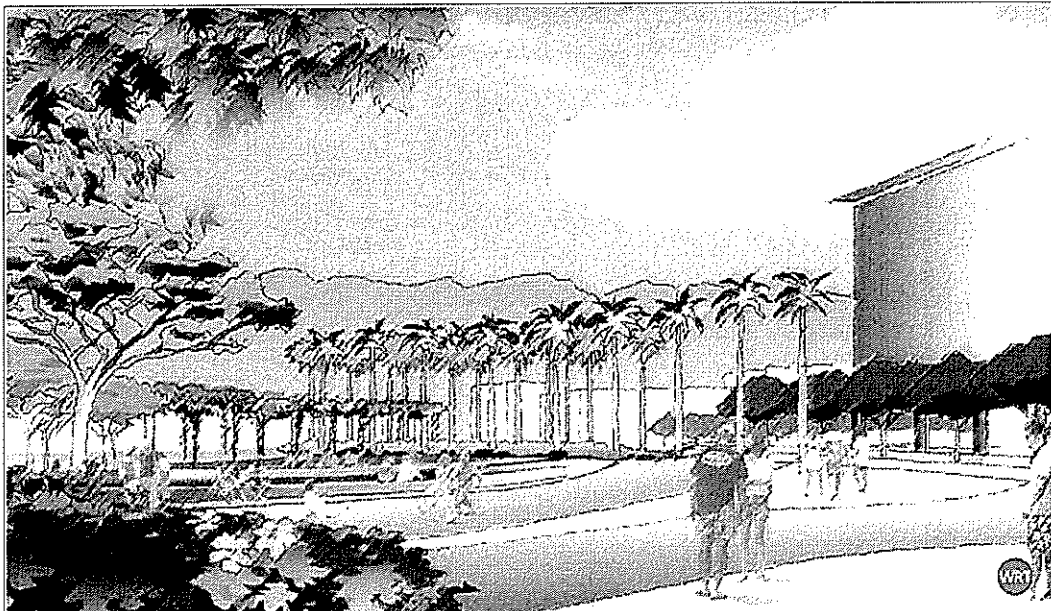
The HCDA is planning to create a special "gathering place" at Kakaako Makai, a world-class waterfront that is an active

and attractive, people-oriented place providing for the recreational, cultural, commercial and maritime needs of Hawaii's residents and visitors. The five State-owned properties that are being offered for development have over 1,300 feet of ocean frontage with dramatic views of Waikiki and Diamond Head. The properties are zoned for retail, office, entertainment, and restaurant uses and have the potential for 1.34 million square feet of commercial space. No residential or hotel use is allowed in the Makai Area. The five sites are in an area between Ala Moana Boulevard, Ohe Street, Olomehane Street and the ocean frontage at Kewalo Basin. The HCDA is encouraging developers to pursue one or all five sites, or portions thereof, either independently or teamed up with other developers.

KAKAAKO WATERFRONT PARK ENHANCEMENTS

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Rendering of
a civic plaza.



Children's Discovery Center. Some of the team's suggested features include: an entry water feature; play fountain; boating lagoons; tidal pool; blowhole; a flying carousel that gives wider views of the Park and ocean; amphitheater with a computerized jet fountain; an expanded swimming cove or basin; public art throughout Kakaako Makai; a wind turbine monument; a wing canopy; and a civic plaza with community dining tables.

THE HAWAIIAN LANDSCAPE & PACIFIC OCEAN

Four key districts are employed to redesign the Kakaako Waterfront Park by the design team composed of: Hargreaves Associates; Umemoto Cassandro Design Partnership; Leonard Bisel Associates; Smartitas, Ink, and Engineering Concepts. The Festival Area (featuring an entry wave fountain, palm grove, informal playing fields and public art opportunities)

serves as the gateway to the Park and its environs provide a strong connection between Kakaako and the Pacific Ocean. The Community Park area provides picnic areas on a plateau beneath a grove of canopy trees, from which a navigation overlook rises. In the Mauka direction, the plateau grades down to evoke Hawaii's natural geology and landforms and, in the Makai direction, the plateau opens out and terraces down to the promenade and shoreline. The Waterfront Promenade, where the community and the ocean interact, would feature: a plaza area, blowhole air vents and fountain, swimming jetty, and tidal pool. The team delineates a Cultural District to organize community cultural and marine uses in an area that is connected to the Waterfront Promenade and Community Park. In addition to the Children's Discovery Center and marine research facilities, this District could feature a Kakaako Aquarium, performing arts center, children's play area, carousel, and outdoor marine artifacts exhibit.

(Visit the HCDA web site: <http://www.hawaii.gov/hcda>)

THE KAKAAKO CONNECTION is a publication produced by the HAWAII COMMUNITY DEVELOPMENT AUTHORITY

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